

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the third day of May 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Chairman
John Gober, Member
Lawrence Korzeniewski
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
George Pease, Assistant Building & Zoning Inspector
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

May 3, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 3, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by Rebecca Anderson to approve the minutes from the April 6, 2006 Planning Board Meeting. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

PLEDGE OF ALLEGIANCE

Administrative - Chair Keysa told the Planning Board that he recently attended a New York State training session for public boards. At that meeting he spoke with Water Authority Executive Director Robert Mendez who stated that nothing has been done in the Town of Lancaster for many years with the water system, and that much needs to be done. Chair Keysa asked Director Mendez to meet with the Town of Lancaster Planning Board to discuss the situation. Mendez told Chair Keysa that "He didn't have time to meet with Planning Boards." Water Authority Commissioner Lichtenthal overheard the conversation and asked Chair Keysa to recommend that the Planning Board send a letter to the Lancaster Town Board informing them of this situation, requesting the Town Board to invite both the Water Authority Commissioners and the Planning Board members to a joint meeting at which the Water Authority Commissioners can explain what they feel are the unmet water needs of the Town of Lancaster. Chair Keysa moved to send such letter; the motion was seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - D & K GREENE PROPERTIES, G & SEWER WAREHOUSE, SOUTHEAST CORNER OF CEMETERY ROAD AT ERIE STREET. THIS IS A 3+ ACRE SITE. PRESENTLY THE FOCUS IS TO CONSTRUCT THE INITIAL STEEL BUILDING TO STORE EQUIPMENT AND MATERIALS FOR HIS PLUMBING BUSINESS AS WELL AS TO PROVIDE FOR MAINTENANCE ON EQUIPMENT AND VEHICLES. THE BALANCE OF THE PROPERTY WILL BE FOR ADDITIONAL BUILDING FOR RENTAL. PROJECT NO. 0510. CONTACT PERSON: DENNIS K. GREENE

Susan King of King Consulting Engineers presented to the Planning Board the site plan for the proposed project on the 3+ acre site at the southeast corner of Cemetery Road at Erie Street. This project will be constructed in phases. Phase I will consist of the construction of three buildings and a storage shed on the south part of the parcel. The buildings will be used for office space for the business and storage/maintenance of equipment. Other buildings will be built as the business develops. The only outside storage will be for plastic pipe, stone, and some pallets. There will be no dumpster. Drainage - The plan shows a retention pond at the southwest corner of the parcel. The calculations for the retention pond are for Phase I only. Landscaping Chair Keysa referred to Com.5-03-11 from General Crew Chief Terrence McCracken stating that the submitted landscape plan is insufficient for this project. A revised landscape plan will need to be submitted for approval by Terrence McCracken. Councilmember Donna Stempniak stated that this property is currently zoned CMS which does not allow any outside storage, and that if the applicant is going to have any outside storage this property may need to be rezoned to GI. Following a brief discussion, Chair Keysa asked Deputy Town Attorney Dudziak to consult with the Town Attorney regarding whether the proposed use of this property will require a rezone.

DETERMINATION

At the request of the applicant, this project is adjourned to the next Planning Board meeting on May 17, 2006. Town Attorney's office to determine whether a rezone of this property will be required for this project. Motion to adjourn this project was made Steven Socha, seconded by Rebecca Anderson and unanimously carried.

REVISED SITE PLAN APPROVAL - MICHAEL & MARK ALBERTI, STORAGE BUILDING 42' X 171' FOR RENTAL SPACE AT THE EXISTING LANDSCAPE BUSINESS. THIS PROPOSED PROJECT WAS SCHEDULED AT THE APRIL 5, 2006 PLANNING BOARD MEETING, HOWEVER, THE BOARD RECOMMENDED APPROVAL OF THE SITE TO THE TOWN BOARD WITH THREE CONDITIONS. THEREFORE, THE PROPOSED PROJECT WAS RETURNED BY THE TOWN BOARD FOR THIS MEETING TO DISCUSS THE RETENTION POND ISSUES WITH THE TOWN ENGINEERING CONSULTANT. PROJECT NO. 3215

Chair Keysa recused himself as Chair for this project since he is representing the applicants in legal matters. Vice-Chair Rebecca Anderson acted as Chair for this project.

Susan King of King Consulting Engineers presented to the Planning Board the revised site plan for the proposed storage building to be constructed at the existing Alberti Landscaping facility on the south side of Erie Street east of Cemetery Road. Drainage - Robert Harris, Wm Schutt & Associates stated that the revised plan submitted for this project meets Town drainage requirements as was stated in Com. 5-03-05. Landscaping Ms. King stated she has spoken with General Crew Chief Terrence McCracken regarding the landscaping for this project.

DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the revised site plan as presented to the Town Board. Motion seconded by John Gober and duly carried by a vote of 5 ayes and no nays with Chair Keysa recusing from the vote.

OTHER MATTERS

Heritage Trail - Chair Keysa referred to Com 4-19-09 which is the updated map for the proposed "Heritage Trail" bike path. According to the updated map, the bike path will not be following the trail that was originally presented. The trail will not be beginning at Transit Road but will start at Como Park, and instead of following the roadway in the industrial park it will be running along the old railroad line. Chair Keysa asked the Planning Board if they would like him to ask Crew Chief Terrence McCracken to attend a Planning Board meeting to discuss the changes. The Planning Board unanimously agreed.

At 8:25 PM Steven Socha made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.